

**REVISED FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, March 7, 2008, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of February 8 and February 22, 2008**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Formation of Consent Calendar**

Regular Agenda Items

- 1. [Quantum Estates II: Tentative Map TM 5447RPL¹, Major Subdivision, San Dieguito Community Plan Area \(Continued from the hearing of January 25, 2008\) \(Sheredy\)](#)**

Proposed is subdivision of 39.42 acres into seven lots ranging in size from 3.55 to 10.1 gross acres. The project proposes a balanced grading of 38,000 cubic yards with cut and fill slopes of 2:1. The maximum depth of cut and fill is 10 feet. The maximum height of fill is 10 feet. Several private trails are proposed through the property. The project site will be serviced by the Santa Fe Irrigation District, Rancho Santa Fe Community Sewer District and Rancho Santa Fe Fire Protection District. A sewer line will be extended 580 feet from the southeast. The sewer district requires access along the length of the line, and appropriate easements are proposed. The project site is located on Paseo Delicias in the San Dieguito Community Planning area.

2. Verizon Wireless Telecommunications Facility; Major Use Permit P05-006, Lakeside Community Planning Area (Continued from the hearing of January 11 and February 8, 2008) (Johnston)

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunications facility consisting of nine panel antennas within three arrays, attached to an existing 38-foot water tank and an associated equipment shelter. Associated equipment will include three Compact Metrocell Outdoor (CMO) equipment cabinets, one electric meter panel, and one telephone interface. The project will occupy 336 square feet of the 0.78-acre parcel. The project site is subject to the Regional Land Use Element Policy 1.1, Current Urban Development Area (CUDA) and General Plan Land Use Designation (1) Residential. It is zoned RR1 (Rural Residential) which permits Wireless Telecommunications Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. The project site is located at 8602 Sky Rim Drive within the Lakeside Community Planning area.

3. SD960 Williams Wireless Telecommunications Facility; Major Use Permit P03-134, Bonsall Community Plan Area (Continued from the hearings of January 11, January 25, and February 22, 2008) (Tondro)

The project is an unmanned telecommunications site consisting of the installation of three antenna sectors of four antennas each (a total of 12 antennas), mounted on a new 40-foot high broadleaf monotree located directly east of the existing on-site two-story residence. Four BTS outdoor equipment cabinets will be located in new 11 feet 4-inch x 17 feet 4-inch x 10-foot high concrete block equipment shelter situated approximately 20 feet south of the proposed broadleaf monotree. The project site is subject to the General Plan Regional Category of (1.3) Estate Development Area (EDA) and Land Use Designation of (17) Estate Residential, and is zoned RR.5 (Rural Residential). The project site is located at 5240 San Jacinto Circle within the Bonsall Community Planning area.

4. Boutique Wineries Zoning Ordinance Amendment; POD 07-001 (Nagem)

On December 5, 2007 (5), the Board of Supervisors directed the Chief Administrative Officer to amend the previously proposed draft Ordinance to include a solution to the concerns raised over private roads by requiring a Road Maintenance Agreement or Administrative Permit based on number of parcels and return to the Board of Supervisors in 120 days with documentation including any environmental documentation and findings. The draft Ordinance has been revised to respond to the direction given by the Board of Supervisors.

5. Zoning Ordinance Clean-Up; POD 07-003 (Stiehl)

The project is a series of proposed amendments to the Zoning Ordinance which are intended to clarify ambiguous language, correct typographical errors, codify existing policies and harmonize regulations for comparable projects.

6. Amendment to Chapter VII of the General Plan: Public Safety Element; General Plan Amendment GPA 08-001 (Farace)

The purpose of this amendment is to incorporate language in the General Plan (Public Safety Element) to comply with State law requiring that local jurisdictions include a local hazard mitigation plan as part of their Safety Element.

Administrative Agenda Items**F. 2008 Planning Commission Chairman/Vice-Chairman Rotation****G. Director's Report**

- P05-023 - Green Canyon/Letter of Withdrawal
- Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)

H. Report on actions of Planning Commission's Subcommittees.**I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.****March 12, 2008**

Highway Los Coches (GPA 06-006, R06-009), approved on consent by the Planning Commission on January 8, 2008.

J. Authorize the Chair to sign a letter of condolence to the significant other of Michael Thometz.**K. Adopt a Resolution of Appreciation for Michael Thometz for his contributions to the planning process.****L. Discussion of correspondence received by Planning Commission.**

M. Scheduled Meetings.

March 21, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 4, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 18, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 2, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 16, 2008	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Public Hearing Information".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is

transmitted to the Board (Zoning Ord. §7506.d)

Environmental Determinations*

Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.